176.0	0001	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	645,000	/	645,000
USE VALUE:	645,000	/	645,000
ASSESSED:	645,000	/	645,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CLARK JOSEPH A JR/TRUSTEE
Owner 2:	NANCY A CLARK IRREVOCABLE
Owner 3:	TRUST OF 2014
Street 1:	53 HIBBERT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CLARK NANCY A -
Owner 2:	-
Street 1:	53 HIBBERT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	237,600		407,400	645,000
Total Card	0.124	237,600		407,400	645,000
Total Parcel	0.124	237,600		407,400	645,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.35 | /Parcel: 411.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117956
GIS Ref	
GIS Ref	
Insp Date	07/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,600	0	5,400.	407,400	645,000	645,000	Year End Roll	12/18/2019
2019	101	FV	199,100	0	5,400.	401,600	600,700	600,700	Year End Roll	1/3/2019
2018	101	FV	199,100	0	5,400.	308,500	507,600	507,600	Year End Roll	12/20/2017
2017	101	FV	199,100	0	5,400.	291,000	490,100	490,100	Year End Roll	1/3/2017
2016	101	FV	199,100	0	5,400.	267,700	466,800	466,800	Year End	1/4/2016
2015	101	FV	186,200	0	5,400.	250,300	436,500	436,500	Year End Roll	12/11/2014
2014	101	FV	186,200	0	5,400.	230,500	416,700	416,700	Year End Roll	12/16/2013
2013	101	FV	186,200	0	5,400.	230,500	416,700	416,700		12/13/2012

!13717!

PRINT

Date	Time
12/11/20	03:38:16

LAST REV

Date	Time
07/30/18	11:58:27
apro	
13717	

USER DEFINED

Prior Id # 1:	117956
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLARK NANCY A,	1464-103		12/12/2014	Convenience	100	No	No		
	1064-149		12/1/1989		55,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/9/2018	MEAS&NOTICE	BS	Barbara S
3/7/2009	Inspected	197	PATRIOT
11/7/2008	Measured	345	PATRIOT
12/20/1999	Mailer Sent		
12/14/1999	Measured	276	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	6									407,401						407,400	

Total AC/HA:	0.12397	Total SF/SM:	5400	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	407,401	Spl Credit		Total:	407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31964278
Const Adj.:	0.99989998
Adj $ / SQ:	138.549
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	322809
Depreciation:	85222
Depreciated Total:	237587

COMMENTS

FULL SHED DORMER FRONT OF HOUSE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

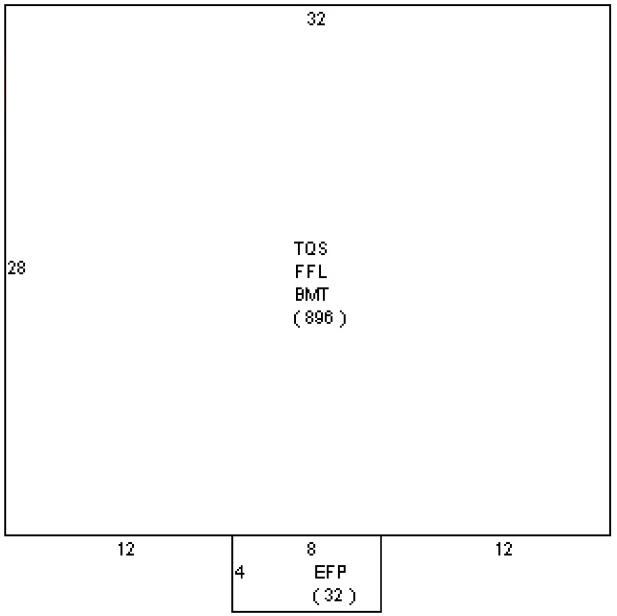
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.55
Special Features:	0	Val/Su Net:	95.19
Final Total:	237600	Val/Su SzAd	151.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	896	41.560	37,242
FFL	First Floor	896	138.550	124,140
TQS	3/4 Story	672	138.550	93,105
EFP	Enclos Porch	32	72.590	2,323

Net Sketched Area:	2,496			Total:	256,810
Size Ad	1568	Gross Are	2720	FinArea	1568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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